069.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,900 / 867,900
					USE VALUE:	867,900 / 867,900
					ASSESSED:	867,900 / 867,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EISENHEIM ROCK
Owner 2:	EISENHEIM JENNIFER
Owner 3:	
Street 1:	39 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAVIS ROBERT A -
Owner 2:	-
Street 1:	39 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-1215

NARRATIVE DESCRIPTION

This parcel contains 7,920 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1913, having primarily Stucco Exterior and 1818 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7920.000	402,500	5,100	460,300	867,900
Total Card	0.182	402,500	5,100	460,300	867,900
Total Parcel	0.182	402,500	5,100	460,300	867,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.39 | /Parcel: 477.3

Legal Description

User Acct 43875

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/25/18

!5905!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	402,000	5100	7,920.	460,300	867,400	867,400	Year End Roll	12/18/2019
2019	101	FV	309,300	5100	7,920.	427,400	741,800	741,800	Year End Roll	1/3/2019
2018	101	FV	309,300	5100	7,920.	427,400	741,800	741,800	Year End Roll	12/20/2017
2017	101	FV	309,300	5100	7,920.	374,800	689,200	689,200	Year End Roll	1/3/2017
2016	101	FV	309,300	5100	7,920.	342,000	656,400	656,400	Year End	1/4/2016
2015	101	FV	301,600	5100	7,920.	302,500	609,200	609,200	Year End Roll	12/11/2014
2014	101	FV	301,600	5100	7,920.	286,100	592,800	592,800	Year End Roll	12/16/2013
2013	101	FV	301,600	5100	7,920.	272,200	578,900	578,900		12/13/2012

PRINT

Date	Time
12/10/20	20:43:51

LAST REV

Date	Time
04/16/19	15:14:04
apro	
5905	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS ROBERT A	30919-510		12/1/1999		375,000	No	No		
	11378-729		8/22/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2005	19	Redo Kit	34,000	C		G6	GR FY06	& 2ND FLR BTH

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	Missed Appt.	BS	Barbara S
10/25/2018	MEAS&NOTICE	BS	Barbara S
3/23/2009	Meas/Inspect	163	PATRIOT
9/7/2005	Permit Visit	BR	B Rossignol
11/3/2000	Hearing Chag	197	PATRIOT
3/31/2000	Inspected	263	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	43875
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7920		Sq. Ft.	Site		0	70.	0.83	12									460,318						460,300	

Total AC/HA: 0.18182 | Total SF/SM: 7920 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 460,318 | Spl Credit | Total: 460,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29734898
Const Adj.:	1.11330211
Adj $ / SQ:	180.543
Other Features:	84000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494441
Depreciation:	91966
Depreciated Total:	402475

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

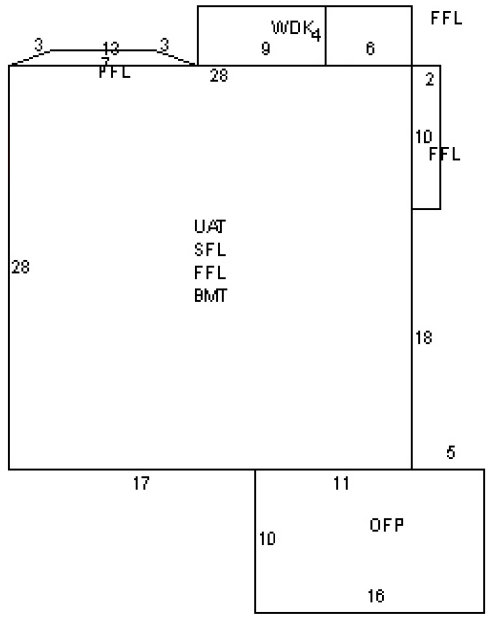
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	198.60
Special Features:	0	Val/Su Net:	143.85
Final Total:	402500	Val/Su SzAd	248.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	838	180.540	151,295
BMT	Basement	784	54.160	42,464
SFL	Second Floor	784	180.540	141,545
UAT	Upper Attic	196	126.380	24,770
OFP	Open Porch	160	29.850	4,776
WDK	Deck	36	17.810	641

Net Sketched Area:	2,798	Total:	365,491
Size Ad	1622	Gross Are	3386	FinArea	1818
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1913	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc